



City of Richmond

Where History Meets Opportunity

Planning & Zoning Commission Meeting

600 Morton Street
City Commission Room
Richmond, Texas 77469
Monday, June 4, 2018, at 5:00 P.M.

AGENDA

- A1. Call to Order, Quorum Determined, Meeting Declared Open.
- A2. Public comments. (Public comment is limited to a maximum of 3 minutes per speaker and/or 21 minutes total time for all speakers. Not for items listed on Agenda. No Deliberations with the Commission).

CONSENT AGENDA

- B1. Review and approve minutes from the May 7, 2018, meeting (a copy is enclosed).
- B2. Next Planning and Zoning Commission meeting is Monday, July 2, 2018, at 5:00 p.m.

REGULAR AGENDA

Plats

- C1. Review and recommendation of a final report to City Commission for a final plat – Riverwood Village Section 5 – 46.98 acres of land – 173 Lots – 4 Blocks – 12 Reserves.
- C2. Review and recommendation of a final report to City Commission for a preliminary plat – Veranda Section Twenty-Three/Twenty-Four – 28.9± acres of land – 114 Lots – 4 Blocks – 4 Reserves.

- C3. Review and recommendation of a final report to City Commission for a preliminary plat –Veranda Section Twenty-Five/Twenty-Six – 53.6± acres of land – 120 Lots – 4 Blocks – 8 Reserves.
- C4. Public hearing to receive comments for or against a request by Benoy V. Benny and Rose S. Benny to replat approximately 0.6248 acres of land in the Kuykendahl League Survey, Abstract No. 49; also being all of Lot 1, Block 2 of Lakes of Williams Ranch Section 1 and Lot 32A of Lakes of Williams Ranch Section 1 Partial Replat No. 2 to creation 1 lot and 1 block. The subject site is located within the Lakes of Williams Ranch residential subdivision at 1010 Wavcrest Court.
- C5. Review and recommendation of a replat to City Commission for a replat – Lakes of Williams Ranch Section 1 Partial Replat No. 6 – 0.6248 acres of land – 1 Lot and 1 Block.

Text Amendments

- C6a. Public hearing to receive comments for or against a text amendment to the Unified Development Code to revise certain regulations pertaining to signage, fences, building form and design, accessory building and structures, landscaping, and administrative reviews. The proposed amendment includes the following sections:
 - 1) Section 4.4.102, *Plans Required*
 - 2) Section 4.4.301, *Buffering*
 - 3) Section 4.4.401, *Development Landscaping*
 - 4) Section 4.7.302, *Nonresidential, Public/Institutional, and Mixed-Use District Signs*
 - 5) Section 5.1.201, *Building Form and Design*
 - 6) Section 5.2.101, *Fences and Walls*
 - 7) Section 5.2.102, *Accessory Buildings and Structures*
 - 8) Section 6.3.205, *Administrative Review and Referral*
- C6b. Consideration of the approval of a final report to City Commission on agenda item C6a., above.
- C7a. Public hearing to receive comments or against a text amendment to the Unified Development Code to provide for the uses “nanobrewery”, “microbrewery”, and “custom assembly” in the Olde Town (OT), Downtown (DN), Suburban Commercial (SC), General Commercial (GC), Business Park (BP), and Mixed Use (MU) zoning districts. The sections include:
 - 1) Section 2.2.104, *Commercial Uses*

- 2) Section 2.2.105, *Agriculture, Industrial, Transportation, Utility, and Communication Uses*
- 3) Section 2.2.203, *Commercial Limited and Conditional Use Standards*
- 4) Section 2.2.204, *Industrial, Transportation, Utility, and Communication Limited and Conditional Use Standards*
- 5) Division 7.1.300, *Definitions*

C7b. Consideration of the approval of a final report to City Commission on agenda item C7a., above.

C8. Adjournment.

In compliance with Americans with Disabilities Act, City of Richmond will provide reasonable accommodations for persons attending Planning and Zoning Commission meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact the City Secretary's Office at 281-342-5456 for accommodations.